



**CITY OF FORT LAUDERDALE
City Commission Agenda Memo
REGULAR MEETING**

#26-0661

TO: Honorable Mayor & Members of the
Fort Lauderdale City Commission

FROM: Christopher Cooper, Acting City Manager

DATE: August 18, 2026

TITLE: Public Hearing - Resolution Approving Notice of Award and Sale of City-Owned Property Located at South Rio Vista Boulevard, Fort Lauderdale, FL 33316 to Raymond B. Ray and Terry Ray, Pursuant to Section 8.04 of the Charter of the City of Fort Lauderdale - (Commission District 4)

Recommendation

Staff recommends the City Commission adopt a resolution approving the sale of City-owned property located at South Rio Vista Boulevard, Fort Lauderdale, FL 33316, to Raymond B. Ray and Terry Ray, for consideration in the amount of \$56,250, under Section 8.04 of the Charter of the City of Fort Lauderdale.

Background

The City of Fort Lauderdale owns a parcel of waterfront land (Folio #504211182991) that is approximately twenty-feet (20') wide on the south side of South Rio Vista Boulevard, adjacent to the west side of 1004 South Rio Vista Boulevard. The parcel is approximately 2,498 square feet with frontage along the Tarpon River and is zoned RS-8, Single Family Residential District.

The City originally acquired the property in 1977 for an underground sewer line, which has since been abandoned. The Ernest Jones Company appraised the property and determined a disposition value of \$75,000 as of May 11, 2026.

On June 16, 2026, the City Commission adopted Resolution No. 26-117 (CAM #26-0533), declaring the property no longer needed for public use and approving a Notice of Intent to dispose of the property, with a minimum acceptable purchase price set at seventy-five percent (75%) of the appraised value, or \$56,250. The resolution required that a proposer submit a cashier's check equal to ten percent (10%) of the offer amount. The Notice of Intent was published, and offers were due to the City Manager's Office no later than 2:00 p.m. on July 17, 2026.

The City received one (1) offer (Exhibit 1), submitted on June 22, 2026, on behalf of Raymond B. Ray and Terry Ray, the owners of the adjacent property at 1004 South Rio Vista Boulevard, through their counsel, Greenspoon Marder LLP. The offer proposed a

purchase price of \$56,250 and was accompanied by a cashier's check in the amount of \$5,625.

Mr. and Mrs. Ray have maintained the parcel since 1983 under an existing Encroachment Agreement with the City, and the appraisal concluded that the highest and best use of the parcel is assemblage with their adjacent property.

Staff recommends awarding the sale to Raymond B. Ray and Terry Ray for \$56,250 to incorporate the parcel into the adjacent property at 1004 South Rio Vista Boulevard. Raymond B. Ray and Terry Ray will be obligated to execute the Purchase and Sale, in substantially the form as attached (Exhibit 2), which will include a covenant requiring the buyer to repair and maintain the seawall in accordance with City code and all applicable regulations.

Resource Impact

There will be a positive fiscal impact to the City in the amount of \$56,250. Upon closing of the sale, the proceeds will be deposited into the Affordable Housing Trust Fund.

ACCOUNT NUMBER	INDEX NAME (Program)	CHARACTER CODE/ SUBJECT NAME	AMENDED BUDGET (Character)	AMOUNT RECEIVED (Character)	AMOUNT
10-001-220-000- 001001818	Affordable Housing Trust Fund	Surplus Sale	N/A	\$5,625	\$56,250
TOTAL AMOUNT →					\$56,250

Strategic Connections

This item supports the *Press Play Fort Lauderdale 2029* Strategic Plan, specifically advancing:

- Guiding Principle: Fiscal Responsibility – The City manages its resources wisely and makes data-driven decisions.

Attachments

Exhibit 1 – Offer Letter, Raymond B. Ray and Terry Ray

Exhibit 2 – Purchase and Sale Agreement

Exhibit 3 – Resolution 26-117 – Notice of Intent

Exhibit 4 – Location Map

Exhibit 5 – Resolution – Notice of Award

Prepared by: Angela Salmon, Real Estate Program Manager, City Manager's Office

Charter Officer: Christopher Cooper, Acting City Manager

08/18/2026

CAM #26-0661